



## **REQUEST FOR EXPRESSIONS OF INTEREST (REOI)**

**June 30, 2016**

Under the Consolidated Appropriations Act of 2016 (P.L. 114-113, December 18, 2015), the United States Department of Health and Human Services (HHS), Centers for Disease Control and Prevention (CDC) was appropriated funds and granted authorization for acquisition of real property and facilities for its programs. Pursuant to this authority, CDC intends to acquire a site in the Cincinnati, Ohio, area for the purpose of constructing facilities to house the National Institutes for Occupational Safety and Health (NIOSH) as more fully described below. CDC and the United States General Services Administration (GSA) have entered into an agreement by which GSA will provide real property acquisition services to assist CDC in this acquisition.

By this notice, GSA requests expressions of Interest for a site (developed or undeveloped) to be used for the development of the new CDC Campus. CDC will consider donated sites and sites offered for purchase. This notice sets forth certain minimum requirements for sites CDC will consider, and general criteria by which CDC will evaluate sites for suitability. Although it is CDC's intent to conduct its evaluation with reference to these criteria, CDC may consider certain other criteria not stated herein if their relevance becomes apparent as information about sites becomes known. This REOI shall not be construed in any manner to create an obligation on the part of the CDC to enter into any agreement, nor to implement any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response or participating in the selection process. This is not a solicitation for offers, and CDC shall have the discretion to make its site selection decision without regard to 41 U.S.C. § 3101 *et seq.*

### **MINIMUM REQUIREMENTS**

**1. DELINEATED AREA:** The site must be located within the City of Cincinnati's Central Business District (CBD) and the following, larger partially overlapping area:

- To the West – I-75
- To the North – Mitchell Ave. until it intersects Clinton Springs Ave, then east until Clinton Springs intersects Dana Ave., then east until Dana Ave. intersects I-71. East on I-71 until Exit #8A, exit and short left onto Ridge Ave., immediate right onto Duck Creek Rd., then east on Duck Creek Rd. until it intersects Red Bank Expressway.



- To the East – South on Red Bank Expressway until it intersects Hwy. 50 (Columbia Parkway). Follow Hwy. 50 until it turns to the west.
- To the South – West on Hwy. 50 until it becomes I-71, then continue south on I-71 to the intersection with I-75.

**2. SIZE:** The site must have a minimum of 10 acres to a maximum of 17 acres of developable or developed land area.

**3. FLOODPLAIN:** CDC will not consider sites where the developable area is within the 100-year floodplain. See Additional Criteria for other floodplain information.

**4. UTILITIES:** The site must be capable of receiving adequate public utility service, including two distinct feeds of electrical power or a reasonable equivalent, to ensure continuity in operations.

#### **ADDITIONAL CRITERIA**

CDC may consider the following additional criteria, in no particular order. No one criterion is considered to be more important than any other, as a general matter. However, in the context of its evaluation of an individual site, with each site having unique attributes, CDC may treat some criteria as being more important than others.

1. **Site Development Flexibility:** Preference will be given to sites providing greater development flexibility due to site shape and topography.
2. **Efficiency:** Preference will be given to sites of sufficient size that do not require acquisition of excess property; owners are encouraged to consider subdivision of existing parcels to match the CDC requirement.
3. **Land Composition:** Preference will be given to sites with stable underlying soil/rock structures that are suitable for development of a multi-story office and/or laboratory facility.
4. **Proximity to Hazards:** Sites that are within close proximity to continuous or frequent hazards will be evaluated less favorably, and, depending on the nature and severity of the hazard, may be eliminated from consideration. Hazards include but are not limited to:
  - Facilities involved in hazardous material generation, handling, storage, processing or disposal;
  - Facilities presenting dangers that cannot reasonably be mitigated, including:
    - Bulk gas facilities; and
    - Production facilities involving hazardous chemicals and toxic materials.
  - Railroads.
  - Facilities, industries or businesses that produce odorous emissions such as stockyards, sewer plants, garbage transfer stations, landfills, burning products, chemical plants, paper pulping plants, etc.



- Airports
  - Overhead transmission lines.
  - High-pressure petroleum and/or gas lines
  - Ports
  - Proximity to other (public or private) high security facilities.
5. **Proximity to Off-Site Amenities:** Sites that are within close proximity to off-site amenities will be evaluated more favorably. Amenities include restaurants, lodging, green spaces, bike paths and financial institutions.
  6. **Environmental Impacts:** Sites on which the development of a new CDC Campus would significantly disturb natural resources (e.g. wetlands) or would otherwise have significant impacts on the quality of the human and natural environment in ways that could not reasonably be mitigated will be evaluated less favorably, and, depending on the nature and severity of the impact(s), may be eliminated from further consideration.
  7. **Access to Public Transportation:** The site must be reasonably close to a mode or modes of public transportation so that use of public transportation by employees at, and visitors to the facility will not constitute a hardship.
  8. **Transportation:** Preference will be given to sites that provide better auto and truck accessibility to major roadway(s) and highway(s).
  9. **Floodplain:** Sites where the developable area is outside the 500-year floodplain is preferred.
  10. **Zoning, Land Use, and Schedule:** Sites on which the development of a new CDC Campus would be contrary to current zoning or local land use plans, and/or which would not now be capable of obtaining site development permits, will be evaluated less favorably.
  11. **Acquisition and Development Cost:** Sites that, in the Government's estimation, provide opportunities to lower overall costs (acquisition and development) for the Government are preferred.
  12. **Historic Resource Impacts:** Sites on which the development of a new CDC Campus would significantly disturb historic or archeological resources (e.g. buildings, grave sites, etc.) or otherwise have significant impacts on adjacent historic properties or resources that could not reasonably be mitigated will be evaluated less favorably, and, depending on the nature and severity of the impact(s), may be eliminated from further consideration.
  13. **Existing Structures (if Any):** Preference will be given to sites that contain existing buildings and/or structures that are a minimum of 215,000 gross square feet (GSF) of space that can be repurposed to provide approximately 100,000 GSF of office space, where the remaining GSF may be light industrial, or similar quality or better construction, to be repurposed as industrial laboratory spaces.

## SUBMISSION INSTRUCTIONS:



Expressions of Interests (EOI) may be submitted by site owners or their agents. In the case of an agent, the EOI must be accompanied by documentary evidence of the agent's authority to make a site offer on behalf of the owner.

Expression of Interest should be submitted in letter form.

EOIs must provide, at a minimum, site address or location, contact information and e-mail address of the Owner of the Site and Owner's Representative, and include an accurate description and sketch of the site offered. EOIs should also provide as much of the following documentation as is available:

- Offeror must provide documentation that all estates on the proposed site are included or can be assembled by the offeror with a fee simple transaction with the CDC;
- Any available documentation which demonstrates that the site meets the minimum requirements set forth above and which addresses the Additional Criteria set forth above;
- Any available documentation which describes any site or off-site infrastructure required for development of the site;
- Any available documentation of any existing or currently planned site or off-site infrastructure that may benefit development of the site;
- Available surveys, topographic maps, or other documents that identify, describe, or provide concise, salient detail related to the site, including legal descriptions, title reports, easements, encumbrances and environmental conditions;
- Information on underground storage tanks or utilities locations; or any zoning, public use or land use approvals secured; and
- Statement of the consideration, if any, required by the owner for the conveyance of the site.

Expression of Interests must be received on or before Friday, August 12, 2016.

Please submit three copies to:

Mr. Tom Walsh, Site Acquisition Specialist,  
Real Estate Division, General Service Administration  
230 S. Dearborn - Suite 3300  
Chicago, IL 60604